

ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
AGENDA

THURSDAY, May 18 2017 – 7:00 P.M.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

1. Call to Order & Pledge of Allegiance
2. Fire Evacuation Announcement
3. Roll Call
4. Approval of Minutes
5. Public Participation
6. Bond Release(s):
- 7A. **Public Hearings**
 - a. **PH # 2859- 95 Elm Street-** Special Permit Application- Fantastic Sam's- Hair Salon; Owner: KIOP Enfield LP, Applicant Julius Oboma; Map 043/ Lot 0001; BR Zone (Business Regional). (DoR: 04/06/17; MOPH: 06/09/17).
 - b. **PH # 2864:** 60 Post Office Road-Applicant to build a barn greater than 600 sq. ft. as an accessory structure; Owner/Applicant: David Turner. Map 047/ Lot 0044. Industrial 1 (I-1) Zone; (DoR: 05/18/17; MOPH: 07/21/17).
 - c. **PH # 2860- 130 Elm Street-** Temporary Permit for Firework sales. TNT fireworks in the Costco shopping center; Owner: Brixmor GA Freshwater/ Stateline LLC., Applicant: Maria Papa; Map 057/ Lot 0329; BR Zone (Business Regional). (DoR: 04/20/17; MOPH: 06/23/17).
 - d. **PH# 2855 – 2 Enfield Street-Petition for Zoning Text Amendment to the Enfield Zoning Regulations** – Add new section 5.10.2 to allow reduction in lot size in a Business Local District from 30,000 sq. ft. to 20,000 sq. ft., reduction in minimum frontage from 150 ft. to 100 feet., reduction in front yard from 60 ft. to 40 ft., by Special Permit subject to requirements of section 9.20. Add note 14 in Commercial Use Table 5.10.1 to allow the reduction in minimum lot area to 20,000 sq. ft. and minimum lot frontage to 100 ft. by Special Permit pursuant to proposed section 5.10.2; Applicant Robert Bolduc, o/b/o Pride Limited Partnership, Springfield Mass. Application on file with the office of the Town Clerk. (DoR: 03/02/17; MOPH 05/14/17). Public Hearing opened 05/04/17, closed 05/04/17, and continued to May 18, 2017.
 - e. **PH# 2857 – 41 Hazard Ave – Olive Garden** – Special Permit and Site Plan Application for Interior remodeling of Dining, Lobby, and Bar area, new tower feature at bldg. entrance, façade change, and exterior remodeling; Owner GMRI Inc., Applicant: GMRI, Inc./ Darden Restaurants; Map 056/Lot 0001; BR Zone (Business Regional). (DoR: 04-06-17, MOPH: 06-01-17). Public Hearing was opened 04/20/17 and continued.
 - f. **PH# 2854 – 10 Trevor Drive** – Application for In-Law Apartment on first floor; Mary and Mark LaBianca, owner/applicant; Map 063/Lot 0182; R-33 (Residential 33 Zone). (DoR: 03/02/17; CDD: 06/08/17). Public Hearing opened 04/20/17 & continued to May 18, 2017.

- g. **PH# 2854.01 – 10 Trevor Drive** – Application for operating a Daycare on second floor; Mary and Mark LaBianca, owner/applicant; Map 063/Lot 0182; R-33 (Residential 33 Zone). (DoR: 03/02/17; CDD: 06/08/17). Public Hearing opened 04/20/17 & continued to May 18, 2017.
- h. **PH # 2862-** 504 Hazard Ave Building # 1 Section A- Special Use Permit Application; New winery business and outdoor events. Owner: 10 Water Street LLC, Applicant: Michele Terese McAuliffe and Michael J. McManus. Map101/ Lot 0216. Industrial 1 (I-1) Zone. (DoR: 05/04/17, MOPH: 07/07/17).

7B Site Plan Reviews

- a. **SPR# 1704** - 90 Elm St, Party City; tenant fit out with new exterior store front windows; JPMCC 2006-LDP7 Centro, owner; Craig Bennett, applicant; Map 043/ Lot 0016; Commercial Business Regional (BR) Zone. (DoR: 03/02/17; CDD: 06/08/17).
- b. **SPR # 1712-** 1541 King Street- Site Plan Application- New Restaurant-Modification to approved use for a new full service breakfast- dinner and pizza restaurant. Owner: BLDGAPAK LLC., Applicant: Huseyin Gocmez. Map 017/ Lot 0092; Commercial Business General (BG) Zone. (DoR: 04/20/17, MOPH: 06/23/17).
- c. **SPR# 1714-** 119 Post Road- New business, production brewery. Owner: Tingley Realty LLC, Applicant: Michael James McManus. Map 047/ Lot 0017; Industrial 1 (I-1) Zone. (DoR: 05/04/17, MOPH: 07/07/17, CDD 06/08/17).

7C Zoning Reviews

- a. **MTA # 2017-04-01-** 75 Hazard Ave M-2 Smyth Farm Corner- Application for Massage Therapist Permit Use. Owner: Samantha Mjenzi LLC., Applicant Austin Yang. Map 056/Lot 0037; Commercial Condo Business Local (BL) Zone. (DoR: 04/20/17, MOPH: 06/23/17).
- b. **Permit # 2017-013-** 4 Pine Crest Road- Home Occupation- Storage and Internet Sales of Guns, Second Group LLC, John Stroiney, owner/applicant; Map097/ Lot 0093; R-33 (Residential 33). (DoR: 04/06/17; CDD: 06/08/17).

8 Correspondence

9 Commissioner's Correspondence

10 Director of Planning Report

11 Authorization for Administrative Approvals

12. Applications to be Received

- a. **PH # 2865:** 54 Hazard Ave- Special Use Permit for Medical Offices-Go Health Urgent Care; Owner: 10 Water Street LLC., Applicant Daniel Choi and Mathew Sanderleaf.. Map 056/ Lot 0026; Business Regional (BR) Zone Commercial. (DoR: 05/04/17, MOPH: 07/07/17).
- b. **PH # 2866:** 2 Shaker Road- Special Use Permit for Retail Package Store; Owner: Blake Investments, LLC., Applicant Rachna K. Mistri. Map 064/ Lot 0070; Commercial Business Local (BL) Zone. (DoR: 05/04/17, MOPH: 07/07/17).

- c. **PH # 2868:** Meacham Drive- Shaker Heights. Special Use Permit- 38 Residential Lots. Owner/Applicant: Kent Pecoy and Sons Construction Inc. Map 111/ Lots 234, 245, and 246. Residential 44 (R-44) Zone. (DoR: 05/18/17, MOPH: 07/21/17).
- d. **SPR # 1665.03-** 35 Manning Road- Site Plan Modification to Conditions- Request to eliminate restrictions on Truck and Tractor Trailer Traffic Hours. Owner/Applicant: Enfield Distribution Center LLC. Map 034/ Lot 0014; Industrial 1 (I-1) Zone. (DoR: 04-20-17, MOPH: 06-24-17).
- e. **XSP #: 1617-** 90 Parson Road- Site Plan Review- Upgrades to the Town of Enfield Water Pollution Control Facility. Owner: Town of Enfield, Applicant: Town of Enfield. Map 011/ Lot 0020; Exempt Commercial Residential 44 (R44) Zone. (DoR: 05/04/17, MOPH: 07/07/17).
- f. **SPR # 1710-** 25 Hazard Ave- Aldi's Inc.-Modification of Facade. Owner: Paramount Commons at Enfield LLC., Applicant: Aldi's Inc. (Connecticut). Map 045/ Lot 0008; Commercial Business Regional (BR) Zone. (DoR: 04/06/17, MOPH 06/09/17).

13 Opportunities/Unresolved issues

14 Other Business

15 Adjournment

Note: Next Regular Meeting is Thursday June 1, 2017.

By Charles A. Duren, Chairman

Questions on agenda may be directed to the Planning Office.

Files are available for review in the Planning Office.

- DoR: Date of Receipt
- MOPH: Must Open Public Hearing
- CDD: Commission Decision Deadline

Enfield Planning & Zoning Commission